



**Lockwood Scar, Newsome, Huddersfield HD4 6EA**



**william  
h brown**

**welcome to**

**Lockwood Scar, Newsome Huddersfield**

Ideal as a first-time purchase, this spacious two bedroom semi-detached home in a convenient location close to amenities and schools. With features such as a driveway, an extended garage, a workshop and a south-facing garden, along with a dining-kitchen and conservatory.



## Ground Floor

### Entrance

Front door leading to hallway with carpeted flooring and warmed by a central heating radiator. Stairs lead to the first floor.

### Lounge

11' 10" x 12' into recess ( 3.61m x 3.66m into recess )

Spacious reception room warmed by a solid fuel fire sat on a tiled hearth with stone sides and a beautiful fireplace surround. The room also has a central heating radiator. With carpeted flooring and a double glazed window to the front.

### Kitchen

10' 5" x 15' 2" ( 3.17m x 4.62m )

Superbly spacious kitchen diner fitted with plenty of storage cupboards and wood worksurfaces. The kitchen has an original Victorian style open aga fire, electric oven and space for washing machine and under counter fridge. With carpeted flooring, central heating radiator and a double glazed window and external door.

### Conservatory

8' 2" x 7' 6" ( 2.49m x 2.29m )

Good sized room with carpeted flooring and double glazed all round.

## First Floor Landing

With carpeted flooring and a double glazed window to the side.

### Bedroom One

13' 4" to wardrobes x 11' 10" ( 4.06m to wardrobes x 3.61m )

Spacious double bedroom with two integrated wardrobes, carpeted flooring and two central heating radiators. The room has two double glazed windows which overlook the front.

### Bedroom Two

10' 6" x 9' 3" into wardrobes ( 3.20m x 2.82m into wardrobes )

Good sized double bedroom with integrated wardrobes and cupboards, carpeted flooring and a central heating radiator. Loft hatch accessed via ladder to a boarded loft space. Double glazed window to the rear.

### Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. With fully tiled walls and carpeted flooring, central heating radiator and a double glazed window to the rear.

## Garage

detached garage which has been extended to the rear allowing for additional workshop or storage space, as well as a 6 ft deep car-pit in the garage.

### External

There is a further workshop built underneath the house accessed from the rear garden with external access.

The property has fabulous gardens to both the front and the rear with a lawn and established planted borders, fruit trees including apple, pear and mulberry.



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## Lockwood Scar, Newsome Huddersfield

- Convenient Location Close To Schools and Amenities
- No Onward Chain
- Scope For Extending
- Spacious Rooms
- Extended Garage - Fabulous Gardens To The Front and Rear
- Car Port

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116811 - 0003

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